



**Linwood Road,
Dudley, DY1 4DX**

£210,000



Well-Presented and Improved Three Bedroom Semi-Detached Family Home with No Upward Chain. Situated in a popular and convenient location, this well-presented and much-improved three-bedroom residence offers spacious accommodation ideal for families or first-time buyers and must be seen to be appreciated.

Internally, the property boasts a hallway leading to a generous reception room with ample space for living and dining. The kitchen is modern and functional, with a good range of units and workspace. A convenient pantry downstairs WC completes the ground floor. Upstairs, you'll find three good-sized bedrooms and a contemporary family bathroom fitted with a white suite.

Externally, the property offers excellent parking options with off-road parking at both the front and rear, in addition to a double garage. The rear garden is neat, well-maintained and private, providing a peaceful outdoor retreat. Located on Linwood Road, Dudley, this home is well-positioned for access to local schools, amenities, public transport links, and major road networks. A superb opportunity to acquire a ready-to-move-into family home – viewing is highly recommended.

Council Tax Band A. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Hall Having uPVC front door and central heating radiator.

Living Room 14' 7" x 13' 3" (4.44m x 4.04m) Having coal effect electric fire with tiled surround, hearth and timber fireplace, central heating radiator and double glazed window.

Kitchen 14' 9" x 7' 8" (4.49m x 2.34m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Range of fitted wall cupboards, ceramic wall tiling and central heating radiator. Two double glazed windows and door leading out.

Lobby Having pantry off, double glazed door out and WC off.

Downstairs WC Having low flush WC, central heating radiator and double glazed window.

Landing Having double glazed window and loft hatch for access by way of retractable ladder.

Bedroom One 10' 8" x 9' 4" (3.25m x 2.84m) Having central heating radiator and double glazed window.

Bedroom Two 11' 4" x 6' 10" (3.45m x 2.08m) Having central heating radiator and double glazed window.

Bedroom Three 8' 8" x 7' 4" (2.64m x 2.23m) Having central heating radiator and double glazed window.





Bathroom 7' 3" x 6' 10" (2.21m x 2.08m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard housing combination boiler, central heating radiator and double glazed window.

Double Garage 18' 6" x 16' 2" (5.63m x 4.92m) Have double 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, timber decking area, garden shed, gated side and rear access. Tarmac driveway for further parking with access from Mayfield Road via secure gate.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DATE: